



THE
A-TEAM

**RE/MAX
FIRST**

1117 1 Street #313, Calgary T2R 0T9

MLS® #: **A2118422**

Area: **Beltline**

Listing Date: **04/07/24**

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1912**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,898**
Low Sqft:
Ttl Sqft: **1,898**

DOM

42

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Multi Level Unit**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Additional Parking, Underground

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Hot Water, Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick, Concrete, Stone

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Humidifier, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked**

Int Feat: **Beamed Ceilings, Bookcases, Granite Counters, High Ceilings, Soaking Tub**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`6" x 17`11"	Family Room	Main	16`11" x 20`6"
Dining Room	Main	11`8" x 16`9"	Kitchen	Main	8`0" x 15`4"
2pc Bathroom	Main	6`9" x 7`10"	Bedroom - Primary	Second	10`6" x 15`4"
Bedroom	Second	12`5" x 10`10"	6pc Ensuite bath	Second	14`0" x 16`4"

Legal/Tax/Financial

Condo Fee:

\$1,236

Title:

Fee Simple

Zoning:

CC-X

Legal Desc:	9511111	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Imagine New York style loft living in downtown Calgary! Welcome to this stunning 1,900 square foot, 2-bedroom, corner penthouse loft in the heart of the city, offering a unique and spacious living experience. Built in 1912 to house the Pryce Jones Department Store (Calgary's first department store!), this beautiful building was then converted to condos in 1995, retaining the buildings vintage charm. The loft's open 2-story floor plan incorporates a graceful spiral staircase and 2-sided fireplace. Whether you're an artist, entrepreneur, or simply someone who appreciates a sense of freedom, this open layout provides endless possibilities. Soaring 16' ceilings, exposed beams and industrial-style design, flooded with natural light through massive architectural windows create an airy and grand ambiance. Residential/Commercial permitted. Ideal for a residence, studio, office space or a combination of live/work for the ultimate in flexibility! Very quiet building especially in evenings and on weekends, with many of the units being used as professional offices. Rustic hardwood floors run throughout the main floor, with luxurious carpeting through the second-floor bedrooms, providing a timeless foundation for your interior design. The sleek kitchen features stainless steel appliances, granite countertops, and a breakfast bar. Unwind in the luxurious spa-like bathroom with a deep 2-person soaking tub, rain shower, separate his/her sinks, heated floor, and designer fixtures. Two glassed in bedrooms on the upper floor provide light, or privacy, as desired, with the primary bedroom offering a walk-in closet. The second bedroom is fully wired as a home theatre room. Step outside to your private inset deck, where you can sip your morning coffee against the backdrop of the city skyline. Secure, heated underground parking and a generous sized secure storage locker. Parking consists of 2 private underground stalls with one offering an overhead parking lift for an additional vehicle, winter/summer play toys, or providing additional storage. Surface lot parking stalls are also available for rent if required. Situated on vibrant 1st Street, you'll have easy access to trendy cafes, art galleries, and boutique shops. Steps from the core, commuting to work is just a short walk away. Close to the Saddledome, Arts Common, Central Library, National Music Centre, 17th Ave, Stephen Avenue and of course the future arena/event centre... This location can't be beat! This loft is an investment in both lifestyle and real estate. Don't miss out on the opportunity to own a piece of Calgary's iconic architectural heritage. Your urban oasis awaits! • Other Features: Air conditioning, humidifier, in-suite laundry, plenty of in-suite storage, secure building with 2 elevators, underground bike rack, secured 6.5' x 8' storage locker. dogs allowed.</p>		
Inclusions:	n/a		
Property Listed By:	Royal LePage Mission Real Estate		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











